



General Assembly

February Session, 2016

Raised Bill No. 5397

LCO No. 1615



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT CONCERNING THE PROVISION OF ESSENTIAL SERVICES
BY LANDLORDS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 47a-13 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2016*):

4 (a) If the landlord is required to supply heat, running water, hot
5 water, electricity, gas or other essential service, and if the landlord fails
6 to supply such essential service and the failure is not caused by
7 conditions beyond the landlord's control, the tenant may give notice to
8 the landlord specifying the breach and may elect to (1) procure
9 reasonable amounts of heat, hot water, running water, electric, gas or
10 other essential service during the period of the landlord's
11 noncompliance and deduct the actual and reasonable cost of such
12 service from the rent; or (2) procure reasonable substitute housing
13 during the period of the landlord's noncompliance if the landlord fails
14 to supply such service within [two business days] forty-eight hours of
15 such breach, except if the breach is the failure to provide the same

16 service and such breach recurs within six months, the tenant may
17 secure substitute housing immediately; or (3) if the failure to supply
18 such service is wilful, the tenant may terminate the rental agreement
19 and recover an amount not more than two months' periodic rent or
20 double the actual damages sustained by him, whichever is greater. If
21 the rental agreement is terminated, the landlord shall return all
22 security and prepaid rent and interest required pursuant to section
23 47a-22, recoverable under section 47a-21.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2016</i>	47a-13(a)
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Statement of Purpose:

To shorten the time period that tenants are without essential services provided by landlords.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]